



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Christopher B. Coleman,
Mayor

Steering Committee Meeting – 8:00 a.m., Room 41

Agenda

Saint Paul
Planning Commission

May 22, 2015
8:30 – 11:00 a.m.

Chair

Barbara A. Wencil
First Vice Chair
Elizabeth Reveal
Second Vice Chair
Paula Merrigan
Secretary
Daniel Ward II

- I. **Approval of minutes of May 8, 2015.**
- II. **Chair's Announcements**
- III. **Planning Director's Announcements**
- IV. **Zoning Committee**

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#15-030-336 Twin Cities Concrete Products – Rezoning from I1 Industrial & VP Vehicular Parking to T1 Traditional Neighborhood, and from R4 one-family to RT1 Two-Family. 1474 – 1520 Minnehaha Avenue East, 685 Hazelwood Street, 1446 Beech Street, et al, between Hazelwood and Birmingham. (*Bill Dermody, 651/266-6617*)

#15-024-667 James Hoyer/Hoyerboy Automotive – Conditional use permit for an auto repair facility. 550 Como Avenue, SW corner at Burgess Street. (*Josh Williams, 651/266-6659*)

#15-027-778 Gowshoua Vang – Reestablishment of nonconforming use as a duplex. 733 Blair Avenue, between Grotto and St. Albans. (*Hilary Holmes, 651/266-6612*)

- V. **Ford Project Update and Study Trip Highlights** – Presentation by Merritt Clapp-Smith, PED and Kyle Makarios, Ford Site Planning Task Force.
- VI. **Comprehensive Planning Committee**
- VII. **Neighborhood Planning Committee**
- VIII. **Transportation Committee**
- IX. **Communications Committee**
- X. **Task Force/Liaison Reports**

Pat Connolly
Anne DeJoy
Daniel Edgerton
Gene Gelgelu
William Lindeke
Kyle Makarios
Melanie McMahon
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Padilla
Betsy Reveal
Emily Shively
Terri Thao
Wendy Underwood
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF MAY 18-22, 2015

Mon (18) _____

Tues (19) _____

3:30- Comprehensive Planning Committee
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

13th Floor – CHA
25 Fourth Street West

DNR Mississippi River Critical Area Rulemaking – Continued discussion of comments on proposed rules. (*Allan Torstenson, 651/266-6579, and Josh Williams, 651/266-6659*)

Weds (20) _____

Thurs (21) _____

Fri (22) _____

8:00 a.m. Planning Commission Steering Committee
(Donna Drummond, 651/266-6556)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

8:30- Planning Commission Meeting
11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

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#15-024-667 James Hoyer/Hoyebay Automotive – Conditional use permit for an auto repair facility. 550 Como Avenue, SW corner at Burgess Street. (*Josh Williams, 651/266-6659*)

#15-027-778 Gowshoua Vang – Reestablishment of nonconforming use as a duplex. 733 Blair Avenue, between Grotto and St. Albans. (*Hilary Holmes, 651/266-6612*)

Informational Presentation... Ford Project Update and Study Trip Highlights – Presentation by Merritt Clapp-Smith, PED and Kyle Makarios, Ford Site Planning Task Force.

**The Planning Commission
minutes from the public
hearing on Friday, May 8,
2015 are not ready for your
review yet. You will receive
an email with the minutes
attached when they are
ready.**

Thanks you,

Sonja Butler



FOR THE FULL ZONING COMMITTEE AGENDA SECTION

of this packet go to the link below:

<http://stpaul.gov/index.aspx?NID=3436>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: May 15, 2015
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of May 14, 2015, Zoning Committee Hearing

NEW BUSINESS

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
1	Twin Cities Concrete Products (15-030-369) Rezoning from I1 Industrial & VP Vehicular parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family	Approval	Approval (4 - 1) (Edgerton)

Address: 1474 - 1520 Minnehaha Ave E
between Hazelwood and Birmingham

District Comment: District 1 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke , 0 letters

Hearing: closed

Motion: Approval

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
2	James Hoyer / Hoyerboy Automotive (15-024-667) Conditional use permit for an auto repair facility	Approval with conditions	Approval with conditions (4 - 0)

Address: 550 Como Ave
SW corner at Burgess Street

District Comment: District 6 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke , 0 letters

Hearing: closed

Motion: Approval with conditions

3

Gowshoua Vang (15-027-778)

Reestablishment of nonconforming use as a duplex

<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
Approval with a condition	Laid over (4 - 0)

Address: 733 Blair Ave
between Grotto and St. Albans

District Comment: District 7 made no recommendation

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke , 0 letters

Hearing: open

Motion: Lay over to May 28, 2015

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Twin City Concrete Products Inc., File # 15-030-369, has applied for a rezoning from I1 Industrial & VP Vehicular Parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1474-1520 Minnehaha Ave E, 685 Hazelwood St., 1446 Beech St., et al., Parcel Identification Numbers (PINs) 34.29.22.21.0001-34.29.22.21.0005 and 34.29.22.21.0009-34.29.22.21.0039, legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2, BROUGHER'S SUBDIVISION "A", together with that part of the west half of vacated Barclay Street adjoining thereto and together with that part of the south half of vacated Beech Street adjoining thereto; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 2 BOCK'S DIVISION, together with that part of the east half of vacated Barclay Street adjoining thereto and together with that part of the south half of vacated Beech Street adjoining thereto; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 1, BOCK'S DIVISION, together with that part of the east half of vacated Barclay Street adjoining thereto and together with that part of the north half of vacated Beech Street adjoining thereto and together with the vacated Alley adjoining thereto; and Lots, 1, 2, 3, 4, 5, 6, 14, 15, 16, 17, 18, 19, 20, the east 10.5 feet of Lot 7 and Lot 13 except the west 19.5 feet thereof, all in Block 1, BROUGHER'S SUBDIVISION "A", together with that part of the west half of vacated Barclay Street adjoining thereto and together with that part of the north half of vacated Beech Street adjoining thereto and together with part of the vacated Alley adjoining thereto; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 14, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application proposes rezoning from I1 Industrial & VP Vehicular parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family for an approximately 9.3-acre area consisting of the Cemstone business and undeveloped land. The stated intent is to build a K-12 school campus with buildings up to 35 feet tall.
2. The proposed zoning is consistent with the way this area has developed. The area contains commercial and multi-family uses along Minnehaha Avenue that are surrounded by single-family uses. The proposed zoning allows for a mix of uses including neighborhood-scale commercial uses along Minnehaha Avenue and

moved by _____
seconded by _____
in favor _____
against _____

Hazelwood Street, and residential uses as well as civic and institutional uses such as schools and churches throughout the site.

3. The proposed zoning is consistent with the Comprehensive Plan. The Comprehensive Plan's Land Use Chapter designates the site as Industrial and an Opportunity Site in Figure LU-B and as an Employment District in Figure LU-F. The Industrial designation is described as primarily manufacturing and/or processing of products, potentially including light or heavy industrial land uses, large warehouse facilities, and/or utilities. The Opportunity Site designation calls for redevelopment to mixed uses (such as those permitted in the T1 zoning district) and/or an employment center (Strategies LU-1.54 & LU-2.7). The Land Use Chapter also encourages remediation and reuse of underutilized industrial land, which is made possible on this site by the proposed rezoning. Strategy LU-1.58 calls for collaborating with educational institutions to promote neighborhood improvement in conjunction with new construction, which is provided by the improved streetscape required by Traditional Neighborhood design guidelines and by the reduction in truck traffic in this largely residential area. The Economic Development Strategy and the District 1 Plan Summary contain no provisions specific to this application.
4. The proposed T1 and RT1 zoning is compatible with the surrounding mixed commercial and multi-family residential uses along Minnehaha Avenue and the surrounding single-family residential uses, and provides an effective transition between those uses. It removes I1 uses that have presented noise and truck traffic conflicts at this location.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property."* The proposed T1 and RT1 zoning does not constitute "spot zoning". The proposed zoning is consistent with the surrounding uses and provides an improved transition between the uses along Minnehaha Avenue and the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Twin City Concrete Inc. for a rezoning from I1 Industrial & VP Vehicular Parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family for property at 1520 Minnehaha Ave E be approved.



**Community
Council**

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Bill Dermody, Planner
City of Saint Paul
25 W. 4th St.
Saint Paul, MN 55102

May 13, 2015

Re: Rezoning request for file # 15-030-369, Twin Cities Concrete Products

The District 1 Community Council supports the request by Twin Cities Concrete Products to rezone 1474-1520 Minnehaha East, 685 Hazelwood, and 1446 Beech Street, et al. between Hazelwood and Birmingham from I1 and VP to T1, and from R4 to RT1.

This rezoning supports the recommendations in the soon-to-be submitted updated community plan for District 1, and the vision the community has for this parcel in our district.

Thank you.

Betsy Leach

Submitted on behalf of the District 1 Community Council Land Use Committee

ZF #15-024-667 James Hoyer / Hoyerboy Automotive
Conditional use permit for an auto repair facility at 550 Como Ave., SW corner
at Burgess Street

The resolution will not be available until next week. Sonja Butler will send a copy once it is available.